



Bond
Oxborough
Phillips

Changing Lifestyles

9 Claw Park
Clawton
Holsworthy
Devon
EX22 6QL

Asking Price: £300,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

9 Claw Park, Clawton, Holsworthy, Devon, EX22 6QL



- SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- 2 BATHROOMS
- OFF ROAD PARKING FOR 4 VEHICLES
- DETACHED SINGLE GARAGE
- FRONT AND REAR GARDENS
- SOUGHT AFTER VILLAGE LOCATION
- GREAT LINKS TO HOLSWORTHY & LAUNCESTON/A30



An exciting opportunity to acquire this well presented and spacious, 3 bedroom, semi detached family home with 2 reception rooms, 2 bathrooms, generous front and rear garden, extensive off road parking area and detached single garage. 9 Claw Park is situated within the heart of the sought after village of Clawton and benefits from great links to Holsworthy, Launceston/A30 and the North Cornish Coastline. EPC D.



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Directions

From Holsworthy proceed on the A388 Launceston road for about 3 miles, continue through the village of Clawton, and take the left hand turn just before the primary school. Follow the road signposted claw park and the entrance drive to number 9 will be found on the right hand side with a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

The friendly village of Clawton has a local primary school Ofsted rated as Outstanding. A short drive away will be found the bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 12 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 12 miles distant. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle,



Internal Description

Entrance Hall - 13'5" x 9'1" (4.1m x 2.77m)

Access to useful under stairs storage. Stairs leading to first floor landing.

Kitchen - 13'4" x 11'5" (4.06m x 3.48m)

A modern fitted kitchen comprising a range of wall and base mounted units with worksurfaces over, incorporating a composite 1 1/2 sink drainer unit with mixer tap, 4 ring hob with extractor over. Built in electric oven. Space for free standing American style fridge/freezer, and plumbing for washing machine and dishwasher.

Dining/Living Room - 17'3" x 14'10" (5.26m x 4.52m)

A spacious, light and airy reception room with ample space for large dining table and chairs along with sitting room suite. Window and double glazed French patio doors to rear elevation, overlooking the garden.

Separate Living Room - 17'7" x 11'7" (5.36m x 3.53m)

A cosy living room with feature fireplace housing a wood burning stove. Ample room for sitting room suite. Window to front and side elevations.

Bathroom - 6' x 5'10" (1.83m x 1.78m)

A fitted suite comprising free standing bath, vanity unit with inset wash hand basin, low flush WC and heated towel rail. Frosted window to side elevation.

First Floor Landing - 8'4" x 6'1" (2.54m x 1.85m)

Window to side elevation. Access to loft hatch.

Bedroom 1 - 13'7" x 9'2" (4.14m x 2.8m)

Generous double bedroom with built in wardrobes. Window to rear elevation, overlooking the garden.

Bedroom 2 - 11'9" x 8'11" (3.58m x 2.72m)

Double bedroom with window to front elevation.

Bedroom 3 - 8'6" x 8'6" (2.6m x 2.6m)

Small double with window to front elevation.

Shower Room - 8' x 6'2" (2.44m x 1.88m)

A three piece suite comprising large walk in shower cubicle with electric shower over, vanity unit with inset wash hand basin, low flush WC and heated towel rail. Frosted window to rear elevation.

Outside - The property is approached via its own gravelled drive, providing off road parking for 4 vehicles. The drive gives access to the detached single garage and the front entrance door. The front garden is principally laid to lawn and bordered by wooden fencing and hedges. A gate leads to the enclosed rear garden which is principally laid to lawn and bordered by close boarded wooden fencing. Within the garden there is a border planted with a variety of mature flowers and shrubs and a decking area providing the ideal spot for alfresco dining and entertaining.

Garage - 18'6" x 12'2" (5.64m x 3.7m)

Manual up and over door to front and pedestrian door to side. Light and power connected.

Services - Mains water, electricity and drainage. Oil fired central heating.

EPC Rating - EPC rating D (67) with the potential to be B (83). Valid until September 2030.

Council Tax Banding - Band 'B' (please note this council band may be subject to reassessment).

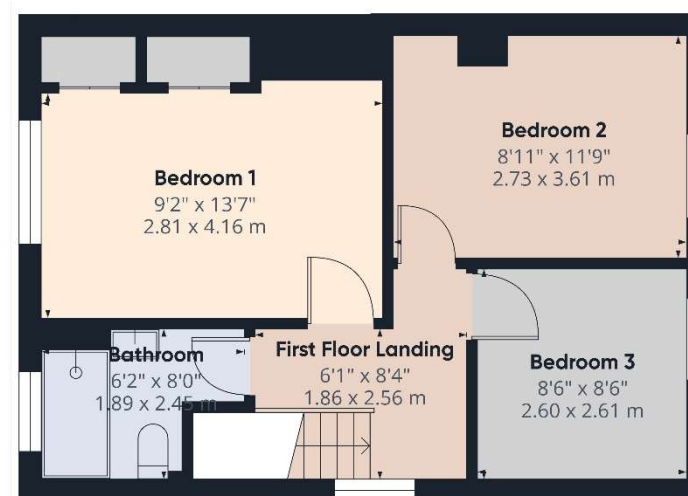
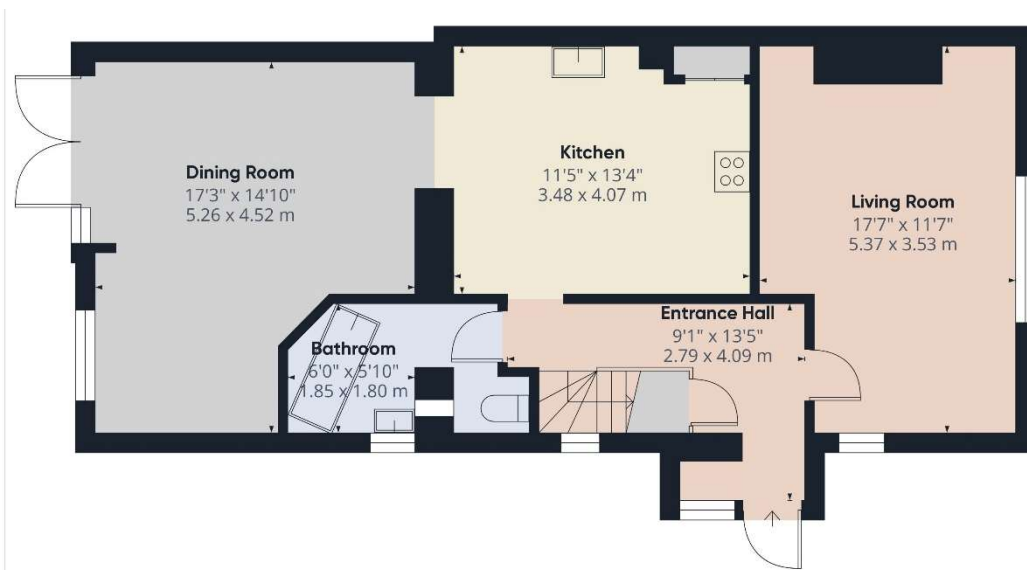


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We are here to help you find and buy your new home...

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If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	